

153.0

0002

0012.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONTotal Card / Total Parcel
709,400 / 709,400
APPRAISED:
USE VALUE:
ASSESSED:

PROPERTY LOCATION

No	Alt No	Direction/Street/City
30		FISHER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: PRAGER MICHAEL G ETAL/TRUSTEES	
Owner 2: MICHAEL & GEORGINA PRAGER TRST	
Owner 3:	

Street 1: 30 FISHER RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: PRAGER MICHAEL G -

Owner 2: FULTON GEORGINA A -

Street 1: 30 FISHER ROAD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 3,570 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1938, having primarily Wood Shingle Exterior and 1596 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

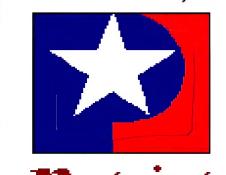
LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3570		Sq. Ft.	Site		0	80.	1.48	9									421,680						421,700	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description						User Acct	
101							3570.000		287,100		600		421,700		709,400									
Total Card							0.082		287,100		600		421,700		709,400		Entered Lot Size							
Total Parcel							0.082		287,100		600		421,700		709,400		Total Land:							
Source: Market Adj Cost															Total Value per SQ unit /Card: 444.49		Land Unit Type:							

03/10/18	User Acct	101570
	GIS Ref	
	GIS Ref	
	Insp Date	
03/10/18	Insp Date	



USER DEFINED

Prior Id # 1:	101570
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/11/20	02:07:14
PRINT	
LAST REV	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Parcel ID 153.0-0002-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	287,200	600	3,570.	421,700	709,500	709,500	Year End Roll	12/18/2019
2019	101	FV	227,200	600	3,570.	395,300	623,100	623,100	Year End Roll	1/3/2019
2018	101	FV	227,200	600	3,570.	326,800	554,600	554,600	Year End Roll	12/20/2017
2017	101	FV	227,200	600	3,570.	300,400	528,200	528,200	Year End Roll	1/3/2017
2016	101	FV	227,200	600	3,570.	274,100	501,900	501,900	Year End	1/4/2016
2015	101	FV	213,600	600	3,570.	268,800	483,000	483,000	Year End Roll	12/11/2014
2014	101	FV	213,600	600	3,570.	249,800	464,000	464,000	Year End Roll	12/16/2013
2013	101	FV	213,600	600	3,570.	237,700	451,900	451,900		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PRAGER MICHAEL	1510-43		6/23/2017	Convenience	99	No	No		
WINTERBOTTOM MA	1290-5		9/1/2004	Change>Sale	475,500	No	No		
MARIAN WINTERBO	1190-28		7/2/1998	Family	1	No	No	F	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/16/2004	1103	Redo Kit	30,000			G6	GR FY06	
6/17/2002	452	Porch	4,500	C				REPAIR FRONT PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
3/10/2018	Meas/Inspect	HS	Hanne S
10/29/2008	Meas/Inspect	345	PATRIOT
6/7/2005	Permit Visit	BR	B Rossignol
1/23/2005	MLS	MM	Mary M
1/5/2000	Inspected	263	PATRIOT
11/30/1999	Mailer Sent		
11/23/1999	Measured	272	PATRIOT
7/16/1993		MF	
Sign:	VERIFICATION OF VISIT NOT DATA	/	/

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS								SKETCH				
Type:	5 - Cape			Full Bath:	1	Rating:	Good													
Sty Ht:	1T - 1 & 3/4 Sty			A Bath:	1	Rating:	Average													
(Liv) Units:	1	Total: 1			3/4 Bath:	Rating:														
Foundation:	2 - Conc. Block			A 3QBth:	Rating:															
Frame:	1 - Wood			1/2 Bath:	Rating:															
Prime Wall:	1 - Wood Shingle			A HBth:	Rating:															
Sec Wall:				OthrFix:	Rating:															
Roof Struct:	1 - Gable			OTHER FEATURES																
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Very Good													
Color:	YELLOW			A Kits:	Rating:															
View / Desir:				Fpl:	1	Rating:	Good													
GENERAL INFORMATION				WSFlue:	Rating:															
Grade:	C - Average			CONDOS INFORMATION																
Year Blt:	1938	Eff Yr Blt:		Location:																
Alt LUC:				Total Units:																
Jurisdct:	G6	Fact:	.	Floor:																
Const Mod:				% Own:																
Lump Sum Adj:				Name:																
INTERIOR INFORMATION				DEPRECIATION				REMODELING								RES BREAKDOWN				
Avg Ht/FL:	STD			Phys Cond:	GD - Good	18.	%	No Unit	RMS	BRS	FL									
Prim Int Wall:	2 - Plaster				Functional:				1	5	3									
Sec Int Wall:	1 - Drywall	50	%	Economic:																
Partition:	T - Typical				Special:															
Prim Floors:	3 - Hardwood				Override:															
Sec Floors:	4 - Carpet	40	%	Total:			18.6													
Bsmnt Flr:	12 - Concrete				CALC SUMMARY				COMPARABLE SALES											
Subfloor:				Basic \$ / SQ:	105.00			Rate	Parcel ID	Typ	Date	Sale Price								
Bsmnt Gar:	1				Size Adj.:	1.30789471														
Electric:	3 - Typical				Const Adj.:	0.98598063														
Insulation:	2 - Typical				Adj \$ / SQ:	135.404														
Int vs Ext:	S				Other Features:	96311														
Heat Fuel:	2 - Gas				Grade Factor:	1.00														
Heat Type:	3 - Forced H/W				NBHD Inf:	1.00000000														
# Heat Sys:	1				NBHD Mod:				WtAv\$/SQ:	AvRate:	Ind.Val									
% Heated:	100				LUC Factor:	1.00														
Solar HW:	NO				Adj Total:	352764			Juris. Factor:	1.00	Before Depr:	135.40								
% Com Wall:	% Sprinkled:			Depreciation:	65614			Special Features:	0	Val/Su Net:	109.96									
				Deprecated Total:	287150			Final Total:	287100	Val/Su SzAd:	179.89									
MOBILE HOME				Make:				Model:				Serial #:				Year:	Color:			
SPEC FEATURES/YARD ITEMS				PARCEL ID 153.0-0002-0012.0												IMAGE				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value			
19	Patio	D	Y	1	9X18	A	AV	1990	4.56	T	23.2	101			600		600			
More: N	Total Yard Items:	600			Total Special Features:												Total:	600		